

IYC thanks SouthEast



Australia Day 2013 was a timely reminder that it was two years ago (Australia Day 2011) that we launched the [national call to action](#) asking co-operatives around the country to join in the campaign to support the [UN International Year of Co-operatives](#).

With the close of the IYC, I am writing on behalf of the Secretariat to extend our sincere thanks for the support of South East Housing Co-operative throughout Australia's national 2012 campaign. Thanks to the support of [your co-operative and many others](#), 2012 was a watershed moment for our sector.

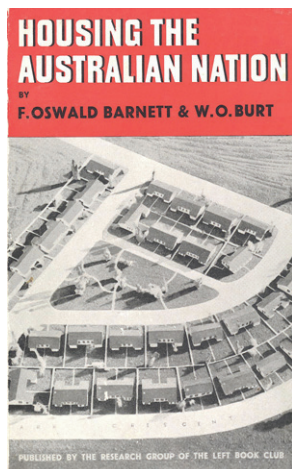
Australia's campaign was 100% industry funded, demonstrating our innate spirit of collaboration. Amongst the highlights of the year was the securing of a [commemorative coin](#) and [stamp sheet](#) celebrating the campaign.

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BACK TO THE FUTURE



In 1942 F. Oswald Barnett and W.O. Burt wrote *Housing the Australian Nation* published by the Research Group of the Left Book Club of Victoria. They said that the book sets out only the facts about housing in Australia at the time, what has been done to improve it and what could and should be done under a more comprehensive scheme. W.O. Burt (1893-1969) and F.O. Barnett (1883-1972) were appointed Commissioners to the newly established Housing Commission of Victoria in 1938 and resigned in 1948—disillusioned by the social problems that emerged when tenants moved from slums to new estates.

“The present system under private enterprise, provides houses for letting only when it is profitable for the investor to provide them. If it had been profitable commercially, private enterprise already would have met the demand.” (p 14)

“We add that, in a community where vested proprietary rights too often transcend the welfare of the individual, an intimate knowledge of the nature and extent of those rights and of the legal vestments with which they are clothed, is essential in the formulation of an effective plan of rehousing.” (p 83)

“The housing problem in Australia has assumed such proportions and its ill-effects are so far-reaching that nothing short of national planning can hope to provide any appreciable approach to a solution. (p 86)

Renewing the HPF Lease

The SouthEast board authorised the signing of the HPF Lease but not without considerable discussion at two board meetings on the 14 and 21 December 2012. The basis for the decision was that signing the HPF Lease until the end of June 2014 provides more security for members and staff.

The HPF Lease is the contractual arrangement between SouthEast and DHS for the 150 owned by DHS which SouthEast manages. The 10 properties owned outright by SouthEast are not impacted by the HPF Lease. The HPF Lease expired on the 31 December 2012 and DHS offered an extended HPF Lease until June 2014 with an increase in the Asset Management Fee. Following sector concerns, DHS offered a compromise a six month extension and negotiation on the conditions for the 2013-2014 HPF Lease or a monthly over-holding lease.

While concerned about the increase in the Asset Management fee and the absence of a justification, the board concluded that the increase could be absorbed without impacting on financial sustainability and signing until June 2014 would provide more certainty.

SouthEast has also advised DHS that it would be interested in exploring the option of a General Lease—rather than a HPF Lease. Under a General Lease, SouthEast would be responsible for council and water rates—currently paid by DHS under the HPF Lease.

IYC thanks SouthEast

IYC, an achievement unique to the Australian campaign. The [IYC commemorative year book](#) would not have been possible without the support of our industry partners.

The [National Co-operatives Conference](#) in Port Macquarie in October and the inaugural [Co-operative Leadership Awards](#) were great successes and gave us the opportunity to recognise some of the thought leadership our sector has to offer. A [national co-operative housing conference](#) (March 2012) and [co-operative research conference](#) (November 2012) were among many important industry events held in 2012. The [Big Co-op Conversations](#) series was another success.

The national research project commissioned by the Secretariat, "[Who knew Australians were so co-operative?](#)" revealed current challenges our sector faces in raising the level of public awareness of co-op business models. It will continue to be a significant resource now and into the future.

Throughout 2012, we received high praise for Australia's IYC campaign from international co-operative leaders including [Dame Pauline Green](#), president ICA, when Dame Pauline launched the IYC stamps in Melbourne in February 2012. The important legacy goal of developing a [national council for member-owned businesses](#) is an exciting next step that would not be possible without industry support.

On behalf of the Secretariat, thank you again for the industry support you have provided over the past 24 months. We look forward to the opportunities to continue to collaborate in the sector and to build on the momentum generated in the IYC for a bright future for all Australian co-operatives.

Yours co-operatively,



Greg Wall
Chair IYC Secretariat Australia and Social Business Australia
CEO Capricorn Group
Greg.wall@capricorn.coop
www.australia2012.coop



22 February 2013

05 April 2013

03 May 2013

31 May 2013

**Board
Meetings 2013**

Privacy: SouthEast is committed to protecting your privacy and complying with all applicable privacy laws. If you have any questions or comments about our privacy practices, we can be contacted at PO Box 7141, Dandenong Phone: 3175. 03 9706 8005. Fax 03 9706 8558

Housing Co-operatives in Canada



Population: 34,605,300 (*October 2011*)

Total housing stock: 12,437,470 comprising 8,509,780 owned, 3,878,500 rental and 49,180 aboriginal housing (*Canadian Housing Observer 2010*)

Total social (rental) housing stock: 5% of total stock equating to 613,500 units in 2010 (*Canadian Housing Observer 2010*)

Total co-op housing stock: 2,339 housing co-ops have built 96,742 units, rep-

Profiles of a Movement: Co-operative Housing Around the World

Published by CECODHAS Housing Europe and ICA Housing

April 2012

Housing co-operatives in Canada date back to the 1930s when, among other co-operative initiatives, the Nova Scotia Antigonish Movement promoted co-operatives that built houses for their members. When construction was complete, the houses were sold to members and the housing co-operatives were dissolved. Similar building co-operatives were formed in Quebec between the wars. The student movement introduced the housing co-operative model prevalent in modern Canada, continuing rental housing co-operatives.

Almost all Canadian housing co-operatives are set up so that member-residents own the co-op collectively but don't hold equity in the assets.

Key characteristics of the Canadian housing co-operatives include the following :

- Permanent rental: properties belong to the housing co-operatives with no individual equity and no access to member ownership of the homes they live in.
- Non-profit: rents are set to cover immediate/long-term expenses and capital reserves. Members receive no dividends or return of surplus. Non-profit status is a requirement of the Government development programmes.
- Mixed-income communities: around 30% to 50% of all co-op households receive direct assistance with their rents.
- Security of tenure: residency is protected as long as members fulfill their obligations.
- Double status of member and tenant: an applicant must be accepted as a member before being admitted as a tenant. However, some provincial laws protect the tenant status during occupancy in the event of membership exclusion.
- Democratic participation: the one-member, one-vote principle applies universally. Members are expected to engage and involve themselves in the running of the co-op.

Contributions: The next newsletter will be published in April 2013. Deadline for copy is 31 March 2013. Interested members should contact the General Manager Ian McLaren - 9706 8005.

Lost in Paradise

SouthEast Chairperson Shirley Faram was lost in Paradise between 2—16 January 2013 in Northern N.S.W.

She said that Paradise was “one hill away from Chillingham.”

Explains Shirley, “they talk in hills.”

Shirley was visiting her son who is managing a 650 acre farm “one hill away from Narang, Queensland.” She said the farm had been in Guinea family from 1901 to about 2008,

About forty years ago Shirley worked on apple, flower and dairy farms—managing a dairy farm for about four years and, then, the owner decided to sell, Shirley had a heart attack and that was the end of her farming career.

Shirley said “the scenery was spectacular with beautiful hills—a paradise.. It is the best holiday resort in the world.” Photographs are on the right.

She said that she and her son regularly graded eggs in the “chook shed with a resident carpet snake. He wasn’t helping with the grading but he made me work faster.”

She said that there weren’t many snakes and a goanna ate one snake.

She said she didn’t know what kind of chooks they were but there were between 70 and 80 and they were all red except for one black chook. She said every two days there were 9 dozen eggs to be sold. Her son wants to adopt the chooks when their laying days are over.

She said she was wearing sandals when grading and the chooks thought “my toes were food and they kept pecking them.”

Shirley had a rollover while visiting her son.

“I was about to hook a tow rope on a four wheel drive that was stuck with two wheels over a cliff edge and stepped onto thick grass with no ground underneath for two feet and I fell and started rolling towards the cliff. I grabbed a tree as I was rolling just before the cliff edge and 200-300ft of disaster.”





The Rochdale Village opened in 1963 and continues in 2013. When it was established it was the largest housing co-operative in the world with 6000 families.

Rochdale Village is in South Jamaica, Queens, New York City.—the third largest African American neighbourhood in New York City. Rochdale Village 5860 apartments – within 14 story apartment buildings. By March 1965 the last family had moved in to the Rochdale Village. The author concludes that the residents comprised middle income working class residents.

The aim was to create integrated co-operative housing but almost 80% of the apartments were initially occupied by whites. Over the 1960's and early 1970's, however, the white residents started moving out in large numbers and the Village has now become almost entirely African American. The number of black tenants gradually increased from 50-60% in 1974 to 98% in the early 1990s.

The book sets out to consider the aim of integrated housing and education and its subsequent failure, The emphasis, then, is on integration rather than co-operation.

The author lived with his family at Rochdale Village between the ages of 10 and 19.

The initiative for the Rochdale Village came from the United Housing Foundation (UHF) which had the mission of providing attractive affordable low cost limited equity co-operative housing available for all New Yorkers. Since the 1950's up to the establishment of the Rochdale Village the UHF had built 33,000 co-operative homes. Limited equity co-operatives provided for every resident a proportionate share of the co-operative with the apartments not individually owned and could not, therefore, be individually sold to the public.

The UHF believed that to create a community that could economically, politically and culturally sustain itself. co-operative housing should not be too small and should be of sufficient size and that changing the character of a neighbourhood could not be done in small increments.

Rochdale Village was initially managed by Rochdale Village Inc. appointed by UHF. A Rochdale House Congress with 120 tenant members was also created but, in time, the Congress realised it had no real power. In 1966 two tenant members were added to the board. In 1969 the UHF ended direct control and tenants were able to vote for a majority of the board. With democracy came internal political conflicts.

Rochdale Village: Robert Moses, 6,000 Families, and New York City's Great Experiment in Integrated Housing (American Institutions and Society)

[Peter Eisenstadt](#) Hardcover: 328 pages

Publisher: Cornell University Press; First edition (September 27, 2010)

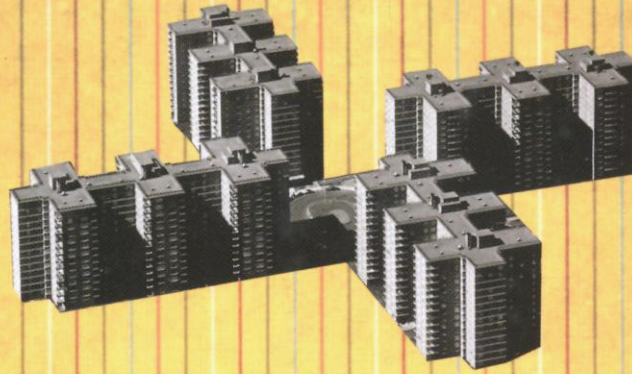
ISBN-10: 0801448786 **ISBN-13:** 978-0801448782

Visit Rochdale Village website at: <http://www.rochdalevillage.com/>



Rochdale Village, Inc.
The Jewel of Jamaica

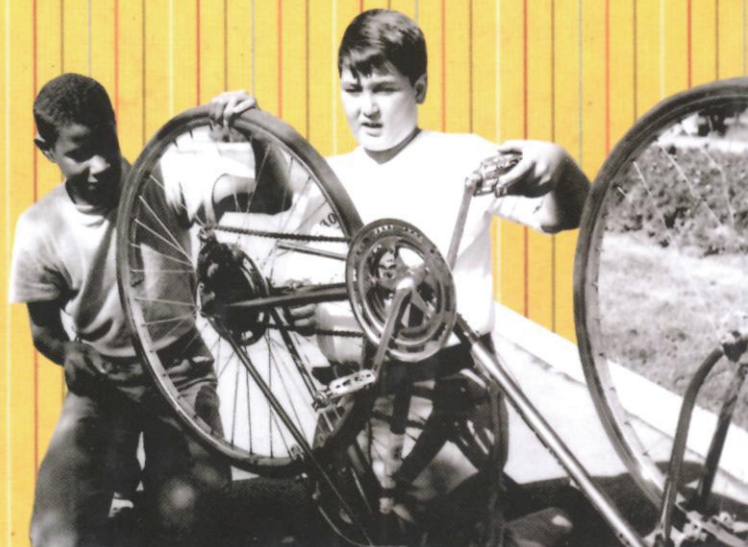
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Rochdale Village

**ROBERT MOSES, 6,000 FAMILIES,
AND NEW YORK CITY'S GREAT EXPERIMENT
IN INTEGRATED HOUSING**

Peter Eisenstadt



Co-op Failure— Centralizing Power

Centralizing Too Much Power in the Directors or Management

Power is ever stealing from the many to the few. —WENDELL PHILLIPS

THE EVILS of autocratic methods on the part of officials spring from centralizing too much power in their hands. Whether this power is given or not depends upon the members. Usually it is not given, but is taken. The indifference of the members makes it possible. For this reason, every member of a cooperative society must be conscious of his responsibility in making the society succeed. He must give thought to the welfare of the society. He must not only think but act in its interest. The ultimate guarantee of success rests with the members. And when failure occurs, it is their fault. When members of cooperative societies complain about poor service, bad quality, high prices, unsatisfactory manager, and indifferent directors, they are criticizing themselves. This is the thing members must understand.

A most serious weakness of cooperation in the United States is the large proportion of societies depending for

their success upon one individual—the manager. They enjoy apparently great prosperity under the autocratic administration of this one individual. When he goes, the success goes with him. This is the situation in which efficiency proves to be inefficiency. A false security is built upon one pillar. No board of directors is doing its duty unless it has in view the individuals who can take the place of the persons upon whom the success of the society depends; and it is the duty of the membership to ask the directors if they are giving attention to this need. In the last analysis, success depends upon an intelligent, alert and loyal membership. Their will to make the society succeed is the best guarantee of success.*

Source: Warbasse, Peter James **Problems of Cooperation—A Study of the Deficiencies of the Cooperative Method of Economic Organization and the Difficulties in the Way of Its Expansion**, The Co-operative League of the United States of America, 1942



Jim Kokoras, Property Officer

Maintenance at [sehc.org.au](http://www.sehc.org.au)
<http://www.sehc.org.au/index.php/services/maintenance>

Responsible

SouthEast is responsible for non-structural repairs and asset management under its contract with DHS.

Members are responsible for maintaining their house in a clean and tidy condition as defined in the Residential Tenancies Act 1997.

Maintenance and asset works will be performed meeting Residential Tenancies Act and DHS requirements as a minimum.

SouthEast will provide a good standard of asset management to its members.

To avoid liability under the Occupational Health and Safety Act, SouthEast will not employ any contractor who does not have their own public liability/personal accident insurance and WorkCover for their employees.



Joy Haines, Tenancy Officer

Tenancy at [sehc.org.au](http://www.sehc.org.au)
<http://www.sehc.org.au/index.php/services/tenancy>

Arrears

Tenants must not have rent arrears at any stage of their tenancy.

Rent arrears is a failure on both sides - SouthEast and the tenant.

SouthEast will endeavour to resolve rent arrears with individual tenants to avoid action through the Victorian Civil and Administration Tribunal (VCAT)

SouthEast will seek to identify at risk tenants early. At risk tenants will be offered support to assist them meeting their rental responsibilities and avoid legal proceedings, which could lead to eviction.

Tenants with a poor payment history are encouraged to use the Centrelink Rent Deduction Scheme (RDS) and/or automated electronic payment.

Co-operators



The Personal Touch

Johnnie Tissera

Extracted chapter from Griffiths, David (Ed.)
Co-operators - Co-operation and Co-operatives, Southeast Housing Co-operative Ltd, 2012, p 35.

My family and I migrated to Australia due to the political uncertainties and the ethnic war in the 1990s in Sri-Lanka. After arriving in Australia we were renting for a short time near Monash University.

As our contract was almost over, we were looking for a new place to call home. My wife came across some information about co-operative housing and she rang up and left a message and few days later we were called for an appointment.

We were interviewed and were successful in qualifying for the SouthEast Co-operative Housing. We soon moved to Clayton South in May 2000. As we were moving to this house, one of the co-operative housing members with whom I did volunteer work, bought some beautiful seasonal flowers to plant in our garden.

The memory of these kind deeds lingers on and we can still remember the flowers, pink red and yellow. It is such acts that brought so much happiness to our lives. We have lived in this house now for nearly twelve years.

The SouthEast Housing Co-operative has been managing these properties well and I would like to state that we as tenants have immense privacy and the staff at SouthEast Housing are extremely understanding, supportive and very efficient in dealing with maintenance problems which arise.

I would like to state that although we meet all our members at the Annual General meetings and other events, we still lack the personal touch we had in the past. This could be due to the fact that we are under a bigger umbrella now. Therefore we should have at least an annual informal event to interact with everyone; I hope that everyone agrees with me.



Johnnie Tissera is a migrant from Sri-Lanka. He has completed a Bachelor of Philosophy from the Pontifical Urban University of Rome and a Bachelors Degree in Arts from the Peradeniya University in Sri-Lanka. Johnnie has worked for Mitsubishi Corporation Colombo Office as a Project Manager for nine years. This provided him with an opportunity to travel extensively in the Asian region for business negotiations. After migrating to Australia he has worked for the retail sector and is currently employed at the Chadstone Myer store. He has been with the co-op for nearly twelve years.

Co-operators is available online at:
<http://www.sehc.org.au/index.php/publications/cooperators>

Hard copies are also available for members. Contact the General Manager Ian McLaren.



Management Matters Accountability and Transparency

Ian McLaren
General Manager

We are always looking for new ways to improve accountability and transparency to members and I would like to share with members some of our efforts.

Housing Registrar Report: Each year the Housing Registrar prepares an Annual Report on each registered provider and association. SouthEast is the only registered association or provider that provides this to its members and/or tenants through the web site.

<http://www.sehc.org.au/index.php/publications/hrar>

Web Site Statistics: SouthEast is the only registered association or provider that provides web site statistics on the web site e.g. Number of unique visitors, number of visits, average duration of visits, average number of pages viewed, countries and cities of visits and the actual pages visited.

<http://www.sehc.org.au/index.php/about-us/web-site>

Public Records of board meetings: The first public record was for a board meeting on 24 June 2011. Eighteen public records of board meetings are available on the web site. The most recent is for the 30 November 2012. The public record of the board meeting does not disclose: (a) The particular positions adopted by specific directors in discussions at board meetings. (b) Any confidential information related to the interests of individuals, groups or organisations (c) Commercial sensitive information.

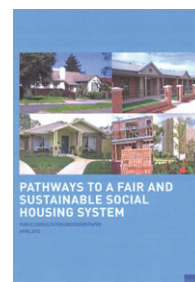
<http://www.sehc.org.au/index.php/board/public-records>

Web Site. The SouthEast web site is the most comprehensive and informative housing co-operative web site in Australia.

Vic Gov Social Housing Consultation

There is no news about the Victorian Government's consultation on social housing. The consultation period closed on 31 July 2012. When the Victorian Government releases more information this will be made available on sehc.org.au and a subsequent issue of Housing Futures. On the SouthEast web site there are links to 39 of the organisational submissions to the consultation.

<http://www.sehc.org.au/index.php/news/consultation/561-unclearpathway>



NEW CONTENT

Unclear Pathway

<http://www.sehc.org.au/index.php/news/consultation/561-unclearpathway>

Co-op Housing Books

<http://www.sehc.org.au/index.php/publications/coophousingbooks>

Good Governance Charter

<http://www.sehc.org.au/index.php/news/cooperation/557-goodgovernancecharter>

Homeless Australians

<http://www.sehc.org.au/index.php/news/surveys/560-homelessaustralians>

Housing Co-op Profiles

<http://www.sehc.org.au/index.php/news/housing-coopprofiles>

Housing Co-ops—The Future

<http://www.sehc.org.au/index.php/news/meetings/556-housingcoopsthefuture>

Overview

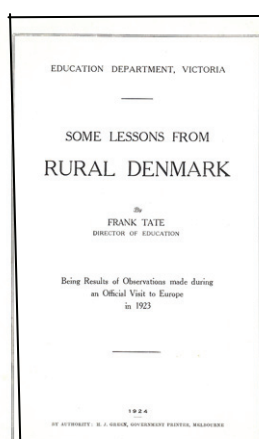
<http://www.sehc.org.au/index.php/about-us/overview>

LATEST STATISTICS

Between 3 June 2012 - 29 January 2013 there were 1188 visitors making 1790 visits to 6531 pages - 35.42% were returning visitors. The average number of pages viewed per visit was 3.65 and the average visit duration was 3.55 minutes.

Of the total visits, 1612 were from Australia with 46 from the UK - 1140 Melbourne, 161 Sydney, 88 Brisbane and 76 Cranbourne. Top specific page views included:

Contact 428, Tenancy 310, About Us 166, Meetings 140, Staff 126, Beyond 2012 124, Videos 102, Members 78, Web Site 78, History 73, Mission 70, Newsletter 70, Housing Co-ops - The Future 68, Government 66, Cooperators 64, Procedural Motions 62, Applause for Submission to Government 61, Social Housing Pathways Consultation 61, Objectives 55, Strategic Directions 41, Housing Registrar 40, Public Records 38, Rules 38, AGM Report 37, Manuals 37, Board 36, Structure 36 and Maintenance 36



Competition—Who was Frank Tate?

First three entries received at the Office of SouthEast will receive a book prize—a book about co-operation and co-operatives.

Each entry must nominate when Frank Tate was born and died, what he did and where and what was his connection with co-operation and co-operatives.

Forward entries to the General Manager, Ian McLaren.

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